



**Town of Arlington, Massachusetts**  
Department of Planning & Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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**Public Hearing Memorandum - Update**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

**Subject:** Environmental Design Review, Docket #2150 as amended by Docket #2618  
49 & 51 Grove Street

**Date:** March 24, 2021

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This memo is provided as an update to the last memo provided on February 16, 2021. The following items have been updated pursuant to this application:

- Cover letter to ARB, dated March 23, 2021, including a narrative;
- Bike Rack Detail, prepared by Weston & Sampson, dated March 23, 2021;
- Analysis of Street Accessible Space, prepared by Weston & Sampson, dated March 23, 2021;
- Floorplan of Building E showing path from bike alcove to locker room;
- Signage Details; and
- Building E Elevations, dated March 23, 2021.

These items address the following items discussed by the Board:

- Selection of bike rack specification consistent with the Bicycle Parking Guidelines;
- Improve elevation of Building E;
- Provide signage details to document compliance with Section 6.2; and
- Consider including an accessible parking space along Grove Street.

Should the Board make a decision on the EDR application, the following findings and conditions are recommended:

### Findings

1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with screening and buffer requirements of Section 5.3.7 and 5.3.21(A).
3. The ARB finds that the project is consistent with the parking and loading space standards of Section 6.1.11.

### General Conditions

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board at the time when future operators are identified. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
6. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
7. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.